



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-16914** APN: 138-13-801-068

Name of Property Owner: Ghassan Misherfi

Name of Applicant: Dwyer Engineering

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: Ghassan Misherfi

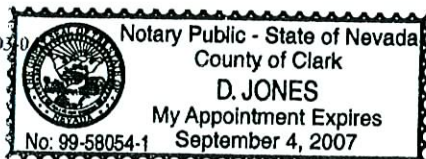
Print Name: GHASSAN Misherfi

Subscribed and sworn before me

This 30 day of August, 2006
[Signature]

Notary Public in and for said County and State

Revised 12-03-00



F: depot Application Packet Statement of Financial Interest.pdf

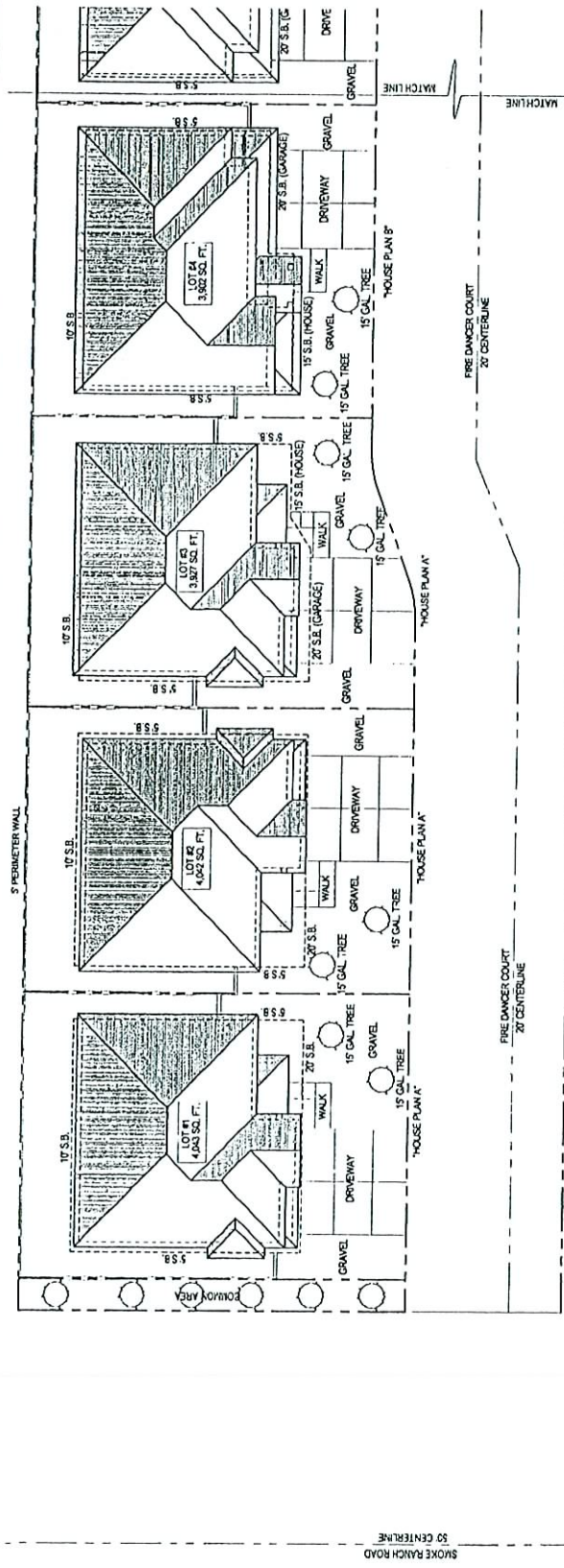
REVISIONS	DATE	DESCRIPTION

SMOKE RANCH

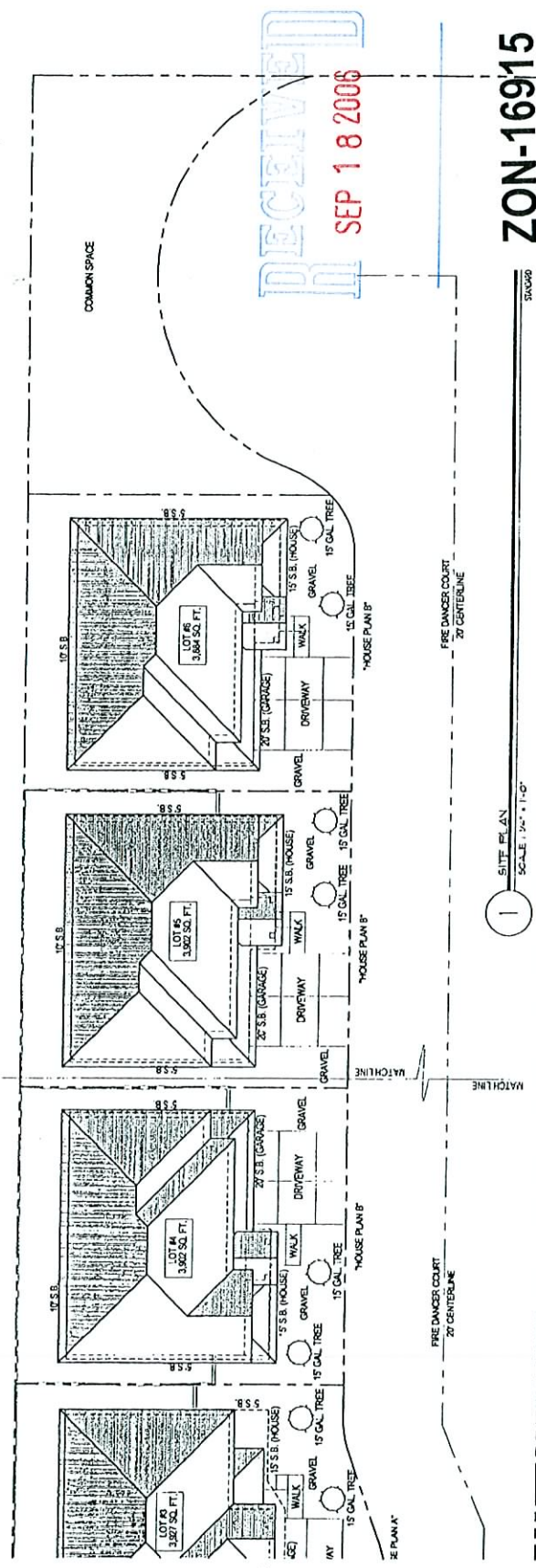
SITE PLAN

LOCATION / LEGAL DESCRIPTION

SHEET	A-0 OF A-8
OWNER	QUINCY BUILDER
NEW RESIDENCE	NEW RESIDENCE
DATE	08-11-06



1 SITE PLAN
SCALE: 1/4" = 1'-0"



1 SITE PLAN
SCALE: 1/4" = 1'-0"

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[illegible]

SMOKE RANCH

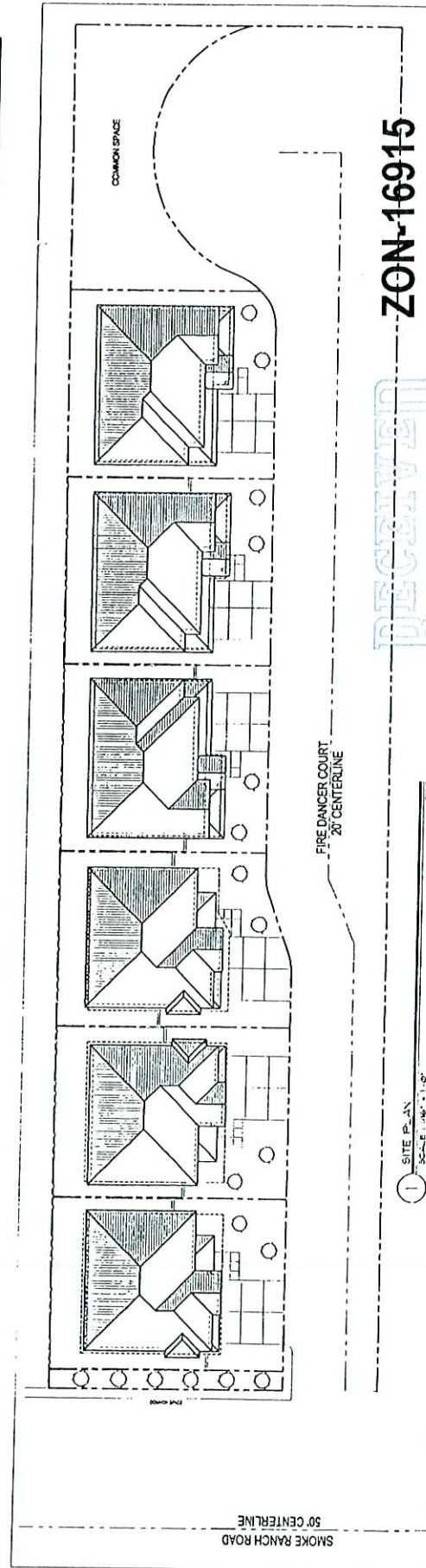
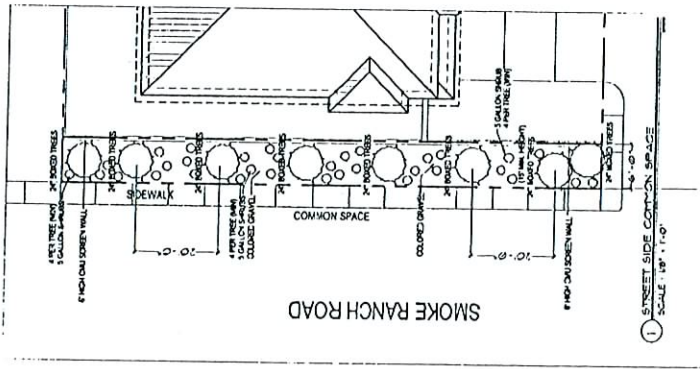
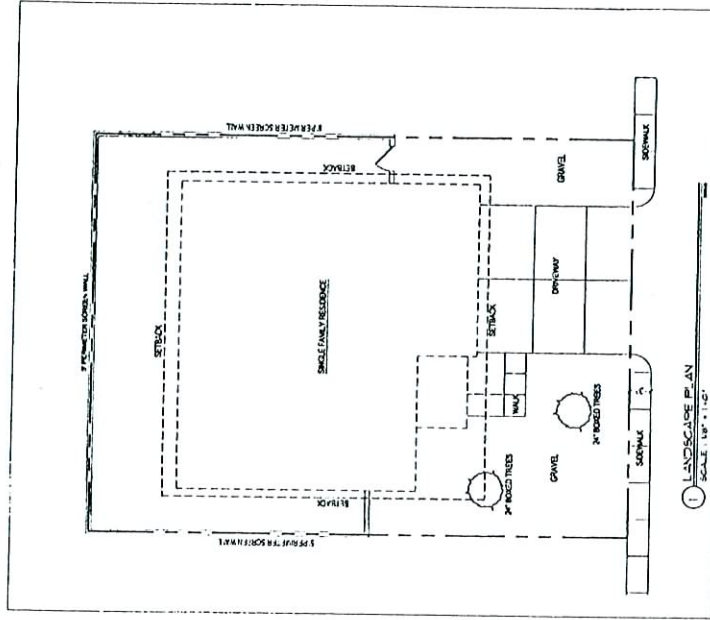
LANDSCAPE PLAN

LOCATION / LEGAL DESCRIPTION

5
L
SHEET

OWNER BUILDER
NEW RESIDENCE

DATE 08-14-08



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1 SITE PLAN

DATE	DESCRIPTION	REVISIONS

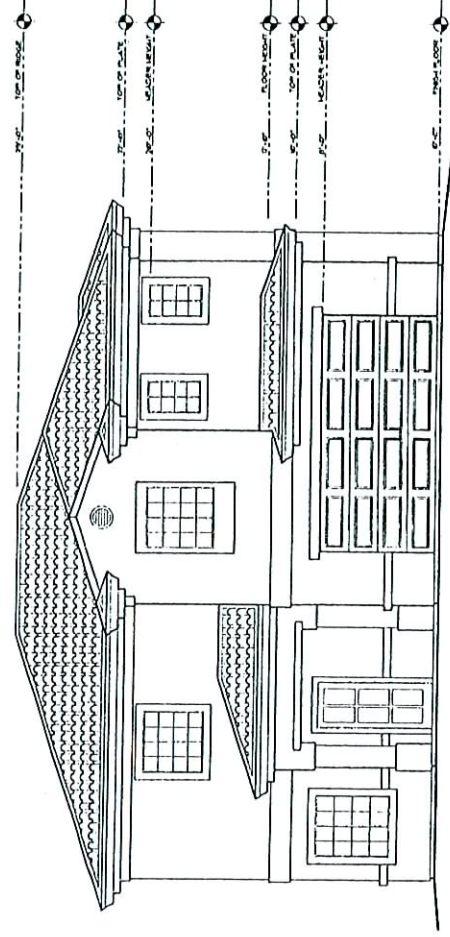
PLAN 'A'

SMOKE RANCH

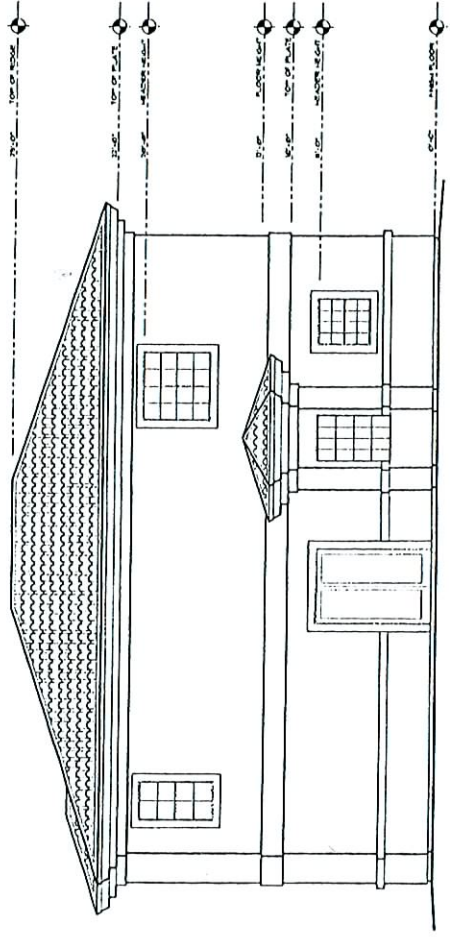
ELEVATIONS

LOCATION / LEGAL DESCRIPTION

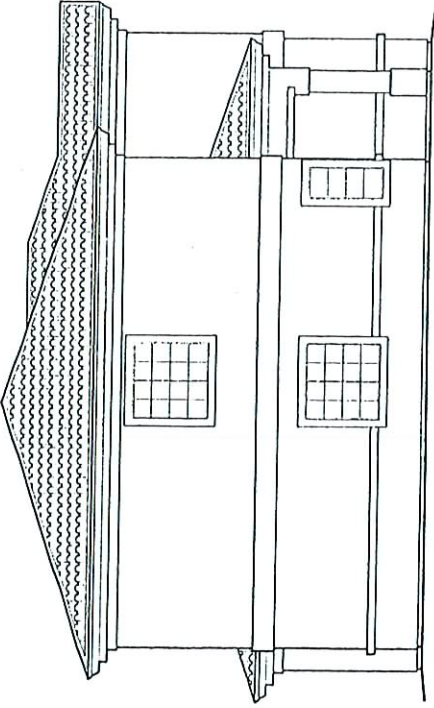
SHEET	A-3 of A-8
OWNER/BUILDER	NEW RESIDENCE
DATE	09-14-06



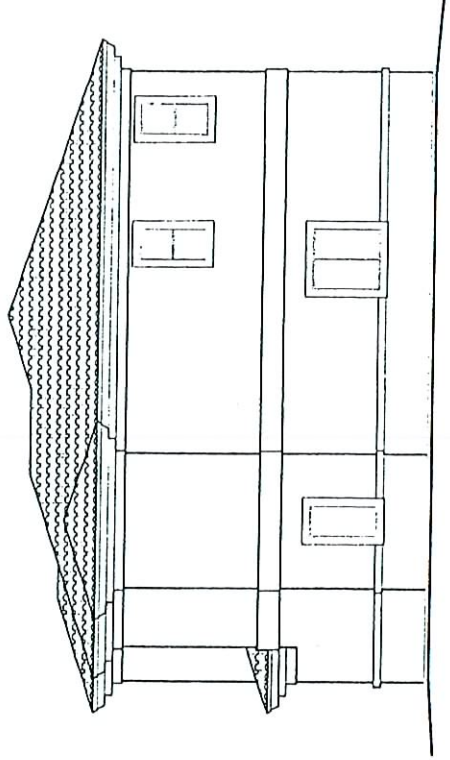
1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



3 REAR ELEVATION
SCALE: 1/4" = 1'-0"



2 SIDE ELEVATION
SCALE: 1/4" = 1'-0"



4 REAR ELEVATION
SCALE: 1/4" = 1'-0"

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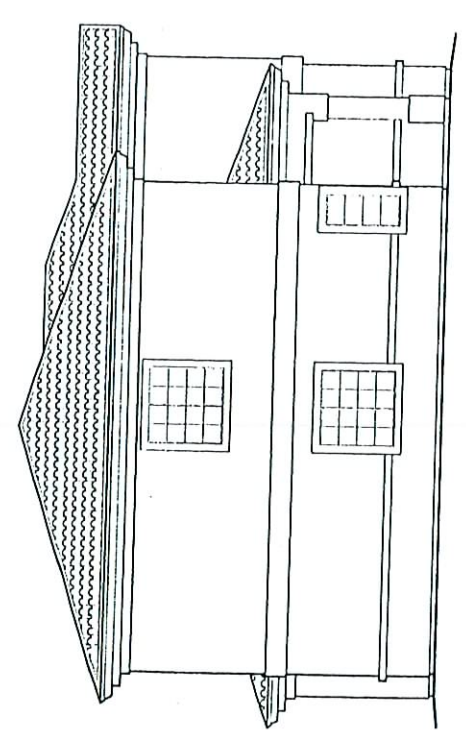
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DATE	DESCRIPTION	REVISIONS

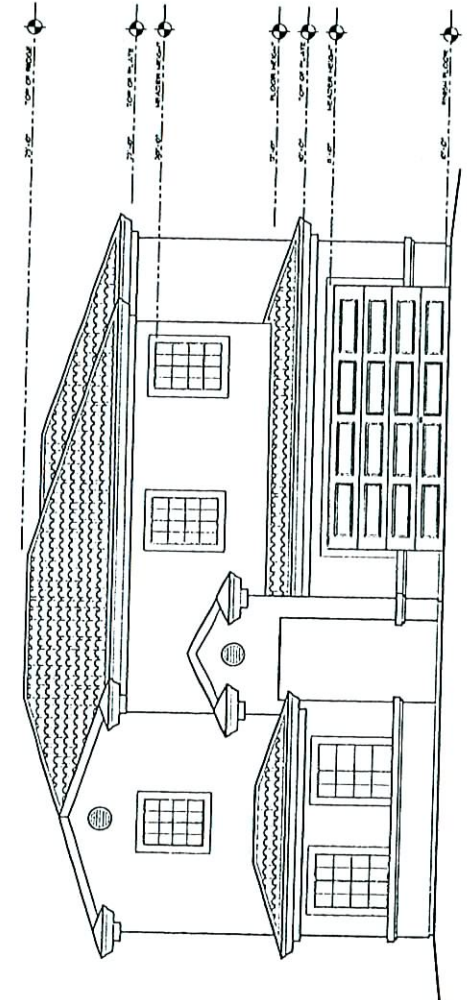
SMOKE RANCH
PLAN 'B'

ELEVATIONS
LOCATION / LEGAL DESCRIPTION

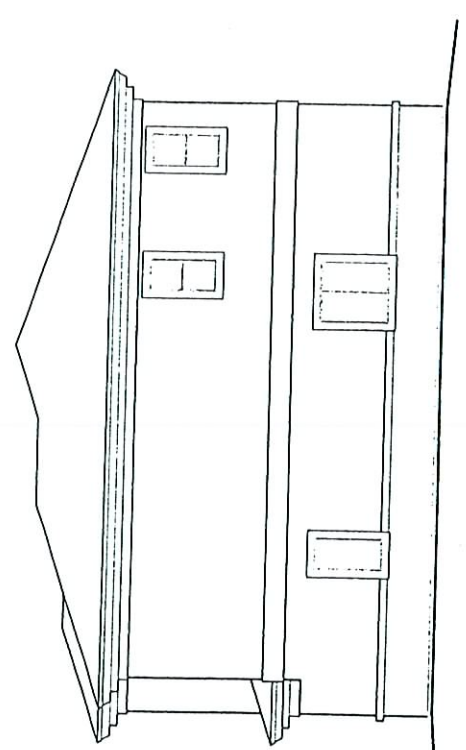
SHEET
A-3
OWNER
CANE'S BUILDER
NEW RESIDENCE
DATE 03-14-06



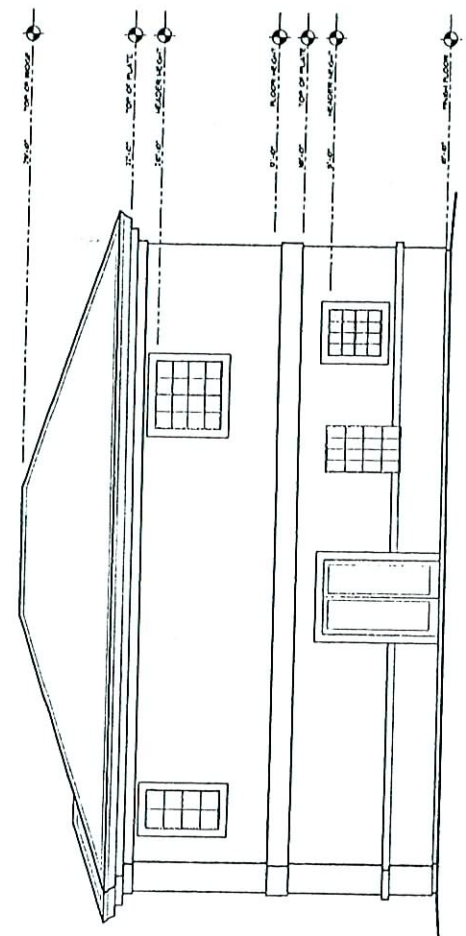
2 SIDE ELEVATION
SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



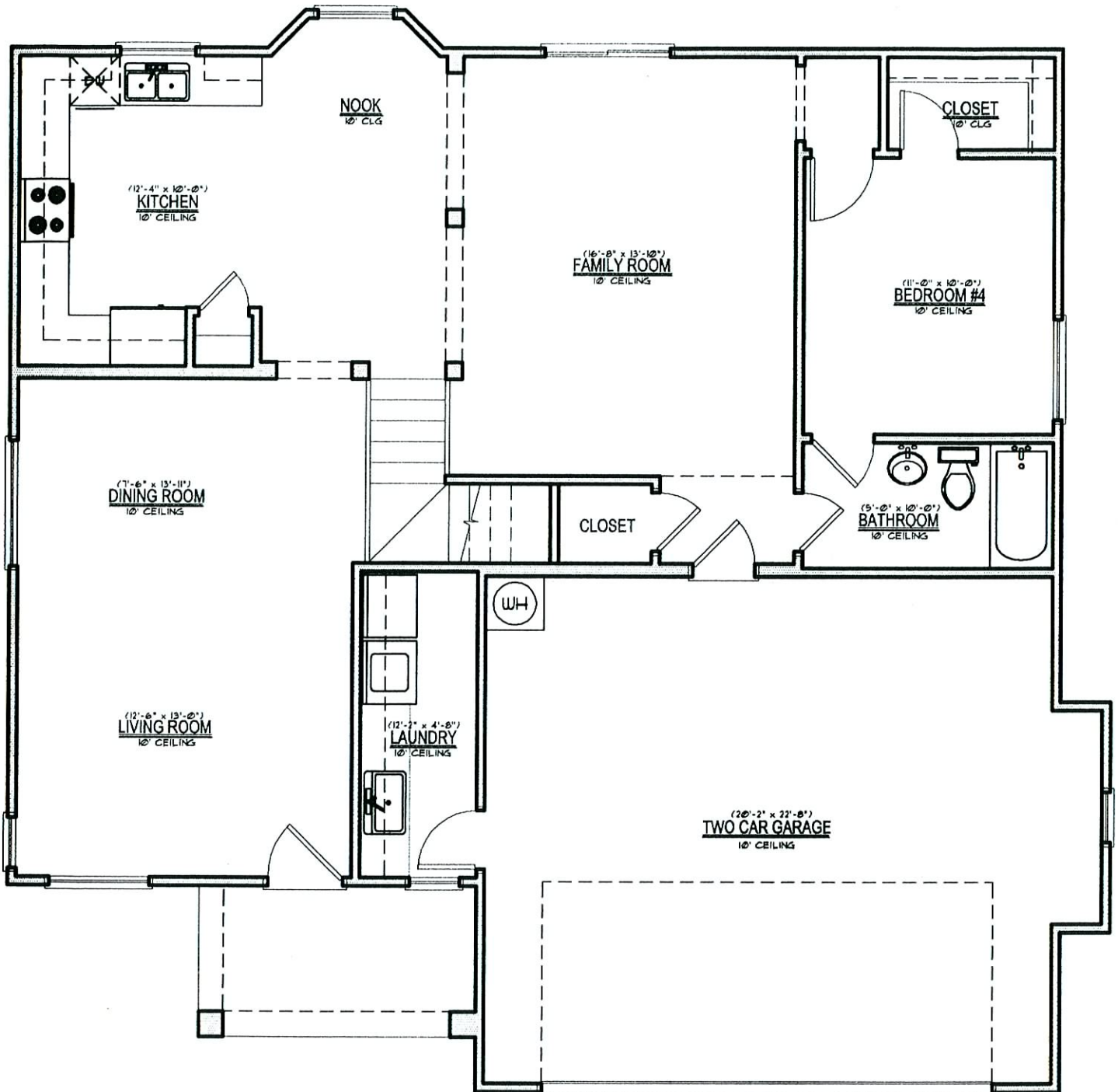
4 REAR ELEVATION
SCALE: 1/4" = 1'-0"



3 REAR ELEVATION
SCALE: 1/4" = 1'-0"

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1st Floor Plan

1/4" Scale

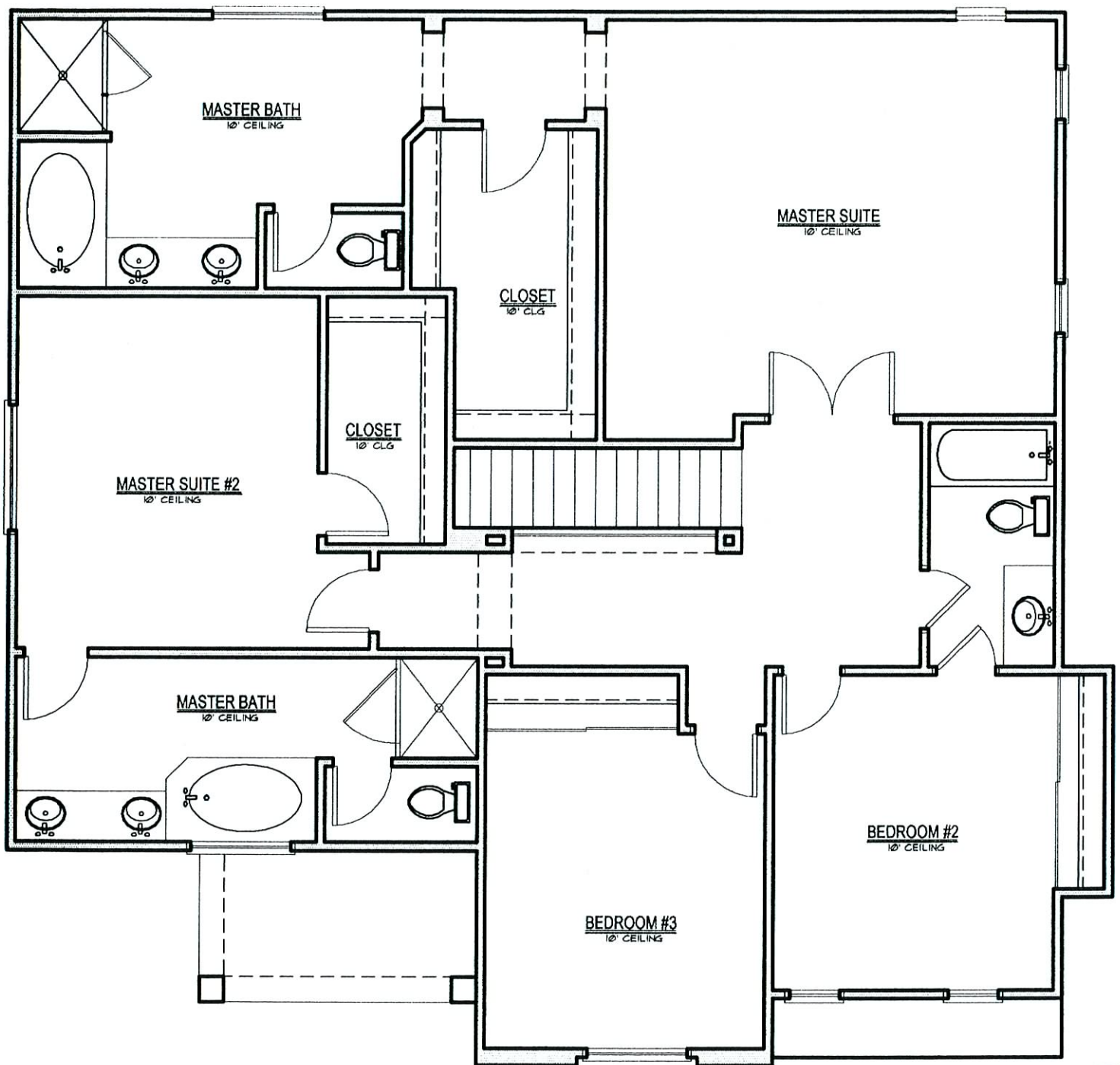
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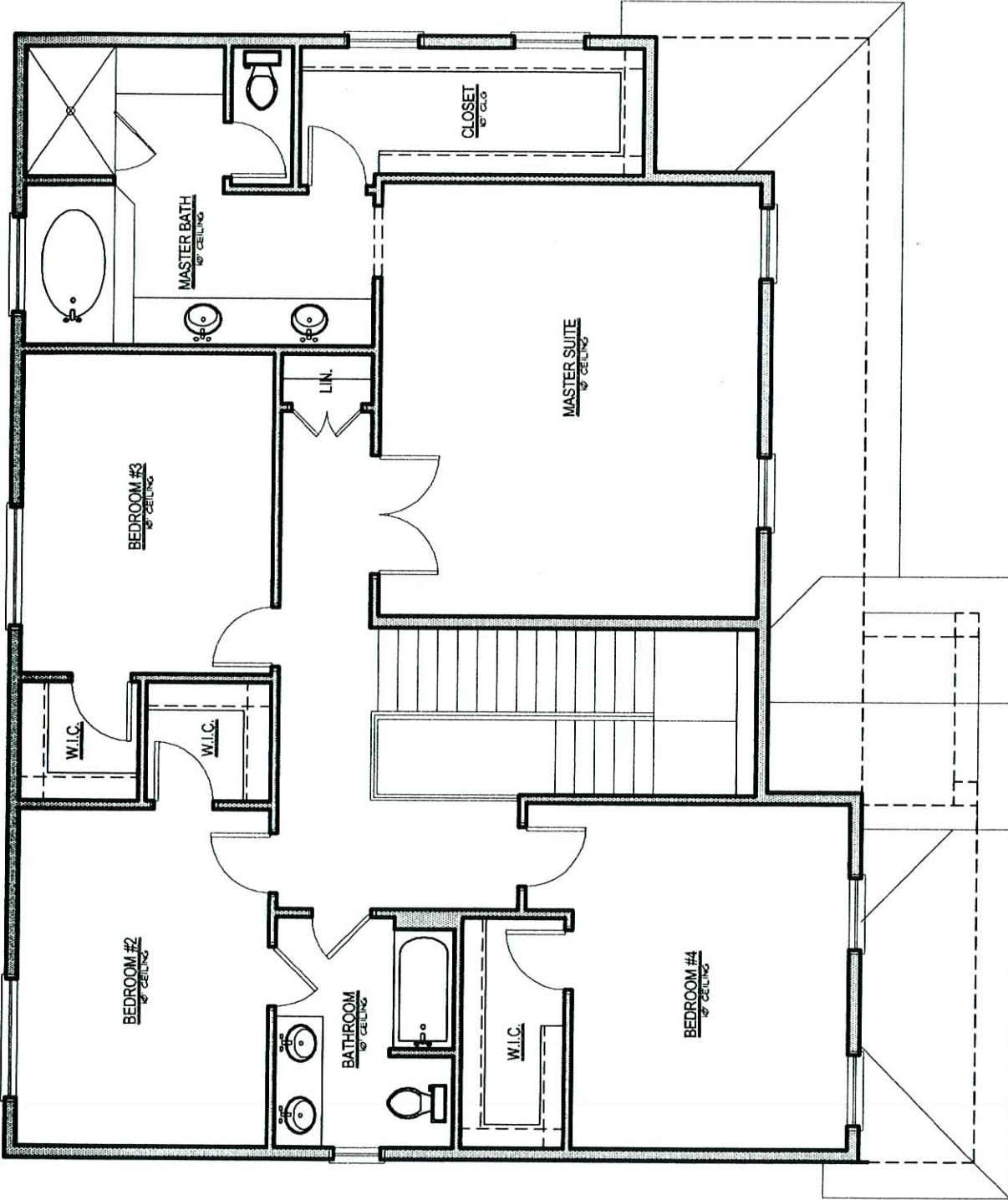
2nd Floor Plan

1/4" Scale

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SDR 16914				
Ghassan Misherfi				
NS Smoke Ranch, E of Michael				
Proposed 6 lot single family development.				
Traffic produced by proposed development:				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DWELL]	6	9.57	57
AM Peak Hour			0.75	5
PM Peak Hour			1.01	6
(heaviest 60 minutes)				
Existing traffic on all nearby streets:				
Smoke Ranch Road				
Average Daily Traffic (ADT)	15,750			
PM Peak Hour	1260			
(heaviest 60 minutes)				
Michael Way				
Average Daily Traffic (ADT)	3,338			
PM Peak Hour	267			
(heaviest 60 minutes)				
Decatur Boulevard				
Average Daily Traffic (ADT)	26,972			
PM Peak Hour	2158			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Smoke Ranch Road	32585			
Michael Way	16200			
Decatur Boulevard	51700			
This project will add approximately 57 trips per day on Smoke Ranch, Michael and Decatur. This will increase expected volumes by less than one percent on Smoke Ranch, Michael and Decatur. Smoke Ranch is at about 48 percent of capacity, Michael is at about 21 percent of capacity and Decatur at about 52 percent of capacity.				
Based on Peak Hour use, this development will add roughly 6 additional				

cars into the area; which works out to about one every ten minutes.				
Note that this report assumes all traffic from this development uses all named streets.				



ZON-16915, VAR-16996 AND SDR-16914 - APPLICANT/OWNER: GHASSAN MISHRIFI
NORTH SIDE OF SMOKE RANCH ROAD, APPROXIMATELY 467 FEET EAST OF MICHAEL WAY
NOVEMBER 2, 2006 PLANNING COMMISSION

09/27/06



ZON-16915, VAR-16996 AND SDR-16914 - APPLICANT/OWNER: GHASSAN MISHRIFI
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